

# MATTHEW JAMES

Residential Sales • Lettings • Management



Fortess Road, Kentish Town, NW5 1AD

**£2,200 Per Calendar Month**

A two double bedroom split level first floor conversion offering a large reception room with ample dining space, a superb kitchen and luxury bathroom. Located well for the shops, cafes and transport links of both Kentish Town and Tufnell Park this lovely flat is also a short and pleasant walk to Hampstead Heath.

Offered Furnished. Available February 6th. No HMO Licence

### Hallway

Dark wood flooring, intercom.

### Living Room



A really great space with ample room for both lounge and dining areas. Offering as its centrepiece an ornate cast iron fireplace with further Victorian features including large twin sash windows and a high ceiling. Carpeted with fitted shelving.

### Kitchen



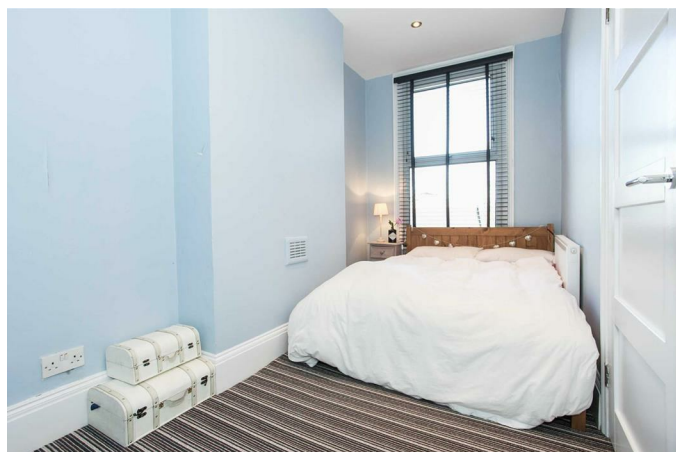
This beautiful contemporary kitchen offers white high gloss wall and base units with contrasting black 'flecked' worktops. Appliances include a stainless steel oven with four ring gas hob and overhead extractor canopy, a tall fridge freezer and a washing machine. Instant heat combination boiler. Finished in dark wood flooring.

### Bathroom/WC



This luxury bathroom has a large bath with wall mounted adjustable shower and glass screen, a pedestal wash hand basin and w.c.. Chrome heated towel rail and mirrored wall mounted medicine cabinet. Finished in stylish light and dark coffee coloured ceramic splash back wall tiles and dark oak flooring.

### Bedroom Two



A good sized second bedroom with a high ceiling, large sash window and carpeted.

### Hallway

Steps down to .....

## Bedroom One



A large sash window, fitted shelving, open clothes rail and carpeted.

### Additional Information

Minimum 12 Month Tenancy Agreement

London Borough of Camden

Council Tax Band - C

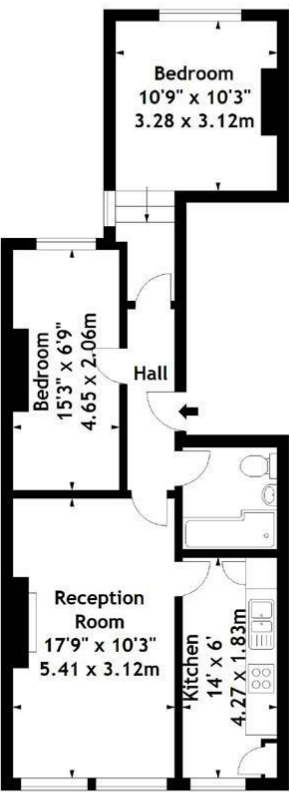
Holding Deposit - Equivalent to 1 weeks rent eg. £507

Full Deposit Including Holding Deposit - Equivalent to 5 weeks rent eg. £2,535



Floor Plan

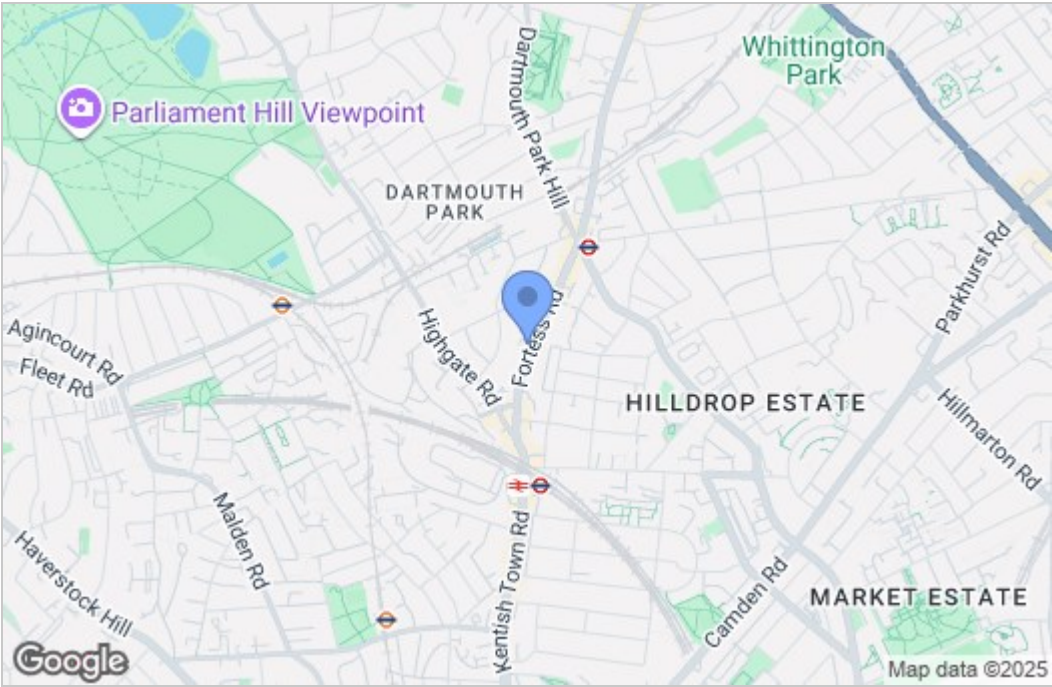
Fortess Road, NW5  
Approx. Gross Internal Area  
604 Sq Ft - 56.11 Sq M



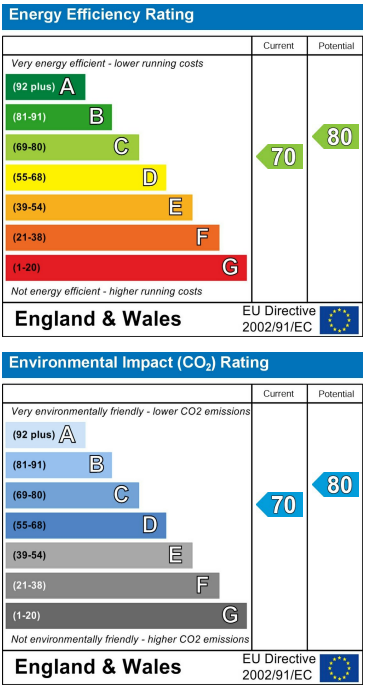
First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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Area Map



Energy Efficiency Graph



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